



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE  
(213) 974-7546  
FACSIMILE  
(213) 613-4751  
TDD  
(213) 633-0901  
E-MAIL  
lhafetz@counsel.lacounty.gov

ROBERT E. KALUNIAN  
Acting County Counsel

June 16, 2009

Agenda No. 4  
01/27/09

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**Re: CONDITIONAL USE PERMIT NUMBER 200600326-(2)  
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permit to authorize the continued operation and maintenance of an existing industrial plant for the storage and distribution of gasoline, diesel, ethanol, and distillate products on an 11.9-acre site. At the completion of the hearing you indicated an intent to approve the permit, with an additional condition imposed by your Board, and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ROBERT E. KALUNIAN  
Acting County Counsel

By

  
LAWRENCE L. HAFETZ  
Principal Deputy County Counsel  
Property Division

APPROVED AND RELEASED:

  
JOHN F. KRATTLI  
Senior Assistant County Counsel

LLH:sh

Enclosure

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
CONDITIONAL USE PERMIT NO. 200600326-(2)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit Case No. 200600326-(2) ("CUP") on January 27, 2009. The CUP was heard concurrently with Zone Change Case No. 200600013-(2) ("Zone Change"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP and Zone Change on September 24, 2008.
2. The permittee, ConocoPhillips, requests the CUP and Zone Change to authorize the continued operation and maintenance of an existing industrial plant for the storage and distribution of gasoline, diesel, ethanol, and distillate products on an 11.9-acre site.
3. The subject property is located at 13500 South Broadway Street, Los Angeles, within the West Rancho Dominguez-Victoria community, Athens Zoned District.
4. The subject property is presently zoned M-1.5 (Restricted Heavy Manufacturing).
5. The surrounding properties are zoned as follows:  

North:	M-1.5;
South	M-1.5;
West:	M-2 (Heavy Manufacturing); and
East:	R-1 (Single-family residence).
6. The subject property is currently developed with an industrial plant consisting of 12 fuel tanks, an office building, a garage, six truck loading racks, 21 parking spaces, and other accessory structures. The surrounding land uses are warehouses to the north, manufacturing and warehouses to the south, gas and petroleum processing plants to the west, and single-family residences to the east.
7. The subject property was originally developed in the 1950s with a fuel storage tank and truck parking lot, which was a permitted use in the M-1.5 zone at the time. In 1978, Title 22 of the Los Angeles County Code ("County Code") was amended to prohibit such use in the M-1.5 zone, thus converting the development into a legal nonconforming use. Over the years, the permittee has obtained a number of ministerial approvals from the County Department of Regional Planning ("Regional Planning") to authorize the construction of additional related structures, resulting in the existing development described in Finding No. 6. This existing development continues to be a legal nonconforming use.

8. The County Code currently permits the existing use in the M-2 zone with a CUP. Accordingly, the permittee seeks the CUP and the Zone Change described in Finding No. 11 below to conform the existing use with the County Code's zoning requirements.
9. The site plan for the project, labeled Exhibit "A," depicts two parcels with a lot area of 11.9 acres developed with the improvements described in Finding No. 6.
10. The CUP will ensure that the existing development remains compatible with the surrounding community. In this regard, the CUP requires, among other things, fencing, pursuant to County Code section 22.52.610, and landscaping, pursuant to County Code section 22.52.630, except when constraints from the existing site or development make compliance with these provisions infeasible. In addition, the CUP requires compliance with the community-wide development standards in the West Rancho Dominguez-Victoria Community Standards District ("CSD"), and the M-2 zone-specific development standards in the CSD.
11. Concurrent with the CUP request, the permittee seeks a Zone Change from M-1.5 to M-2-DP (Heavy Manufacturing-Development Program.) Section 22.40.030 of the County Code provides that the purpose of the -DP zoning designation is to ensure that development conforms to the plans and exhibits submitted by the permittee in instances where such plans and exhibits constitute a critical factor in deciding whether to rezone the subject property. In the instant case, the permittee has demonstrated that its plans and exhibits are indeed critical to its request for a Zone Change. The CUP shall not become effective until the proposed Zone Change is adopted by the Board.
12. The land use designation for the subject property in the Los Angeles Countywide General Plan ("General Plan") is "I"- Major Industrial. The intent of this designation is to identify land suitable for manufacturing, warehouse and storage, and research and development. Though the General Plan recognizes the need to preserve existing industrial land for future industrial growth, it also recognizes that some areas identified as Major Industrial may not be suitable for present or future industrial use due to conflicts with existing and emerging land use patterns. Thus, the -DP zoning designation for the Zone Change will limit development on the site to the existing development.
13. Regional Planning determined that the project was categorically exempt under the California Environmental Quality Act ("CEQA"), finding that the CUP and Zone Change will allow for the continuation of an existing development with no expansion of use.
14. At the Commission's September 24, 2008 public hearing on the project, the Commission heard a presentation from staff, testimony from the permittee's representative, and testimony from one project opponent.

15. At the Commission's hearing, the permittee's representative testified that the existing use on the subject site was established more than 50 years ago and that the requested CUP and Zone Change would allow such use to continue with the appropriate zoning for the property.
16. At the Commission's hearing, the project opponent testified that the subject property had caused underground environmental contamination to several neighboring properties. The opponent further testified that at least two lawsuits were currently pending regarding this contamination and that the subject property was under investigation by the Los Angeles Regional Water Quality Control Board ("RWQCB").
17. At the Commission's hearing, the permittee's representative responded to the opponent by asserting that the pending environmental lawsuits had no bearing on the permittee's existing land use and its request to rezone the property. The permittee's representative further testified that the lawsuits would have been filed notwithstanding the instant zoning requests and that the permittee is currently working with RWQCB on the remediation of the site, and will continue to do so to the satisfaction of RWQCB.
18. At its hearing, the Commission decided to limit the grant to a 15-year term to assure that the existing use will continue to remain compatible with the surrounding land uses, and further decided that such initial term could be extended for an additional five years with a director's review, if the existing use was found to be in substantial compliance with the conditions of approval.
19. In the Commission discussions at the hearing, Commission members indicated an expectation that the property would undergo upgraded fencing and landscaping at typical elevations to make the property attractive, similar to other industrial sites in incorporated cities in the County.
20. On September 24, 2008, after hearing all testimony, the Commission closed the public hearing, approved the CUP, and recommended approval of the Zone Change to the Board, subject to the term restriction discussed in Finding No. 18.
21. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board on the Zone Change, the CUP was called up for review by the Board with the request for the Zone Change.
22. The Board conducted its public hearing on the project on January 27, 2009. At the public hearing, the Board heard a presentation from staff, testimony from several project opponents, and testimony from the permittee's representatives. Two of the project opponents owned parcels adjoining the subject site.
23. At the Board's public hearing, the project opponents raised issues similar to those raised at the Commission's public hearing regarding the alleged environmental contamination caused by the subject site on the neighboring parcels. The

opponents also asserted that two lawsuits were currently pending regarding this contamination, and that RWQCB is investigating these contamination issues.

24. At the Board's public hearing, the permittee's representative testified that the project is merely a Zone Change and CUP to conform the subject property with the current zoning for the site, that no change of use is proposed, and that the environmental investigation and remediation for the neighboring parcels was underway under the direct supervision of RWQCB.
25. At the conclusion of the Board's public hearing, the Board found that the project was categorically exempt under CEQA and indicated its intent to approve the CUP and Zone Change, subject to staff's recommended conditions. However, concerning landscaping of the site, the Board imposed an additional condition in the CUP requiring that, within 60 days of approval of the required landscape plan by the Director of Regional Planning, the permittee shall improve and maintain the subject property in substantial conformance with such landscape plan.
26. The Board finds that the proposed use is consistent with the General Plan and is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said uses with the uses in the surrounding area.
27. The Board finds that the proposed project will not disrupt or adversely impact local traffic conditions and the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
28. The Board finds that the proposed project is compatible with surrounding uses in terms of scale, intensity, and design. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
29. The Board finds that the proposed project, subject to all conditions of approvals, will be compatible with the surrounding area and will not pose adverse impacts nor overburden existing public services and facilities.
30. The Board finds that, subject to all conditions of approval, the permittee's request meets all CUP burden of proof requirements.
31. The Board finds that this project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.

32. Approval of this CUP is conditioned on the permittee's compliance with the attached conditions of approval, and use of this CUP shall be conducted at all times with due regard to the character of the surrounding community.
33. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, Hall of Records, 13<sup>th</sup> Floor, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:**

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. That with the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and adequately served by other public or private service facilities as are required;
- E. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community, and the development provides adequate vehicular access and parking and loading so as to prevent undue traffic congestion; and
- F. That the Development Program, approved through the CUP, provides necessary safeguards to ensure completion of the proposed project by the permittee and to forestall the substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

**THEREFORE, THE BOARD OF SUPERVISORS:**

1. Certifies that it found the project to be categorically exempt under CEQA at the conclusion of the public hearing on the project; and
2. Approves Conditional Use Permit Case Number 200600326-(2), subject to the attached conditions.

**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 200600326-(2)**

1. This grant authorizes the continued use of an existing industrial plant, consisting of 12 fuel tanks, an office building, a garage, six truck loading racks, 21 parking spaces, and other accessory structures for the storage and distribution of gasoline, diesel, ethanol, and distillate products located at 13500 South Broadway Street, Los Angeles, within the West Rancho Dominguez-Victoria community, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property, if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all the conditions of this grant, and that the conditions have been recorded as required by Condition No. 8, and until all monies have been paid pursuant to Condition No. 10. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of California Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing, pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the permittee or the permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 2.170.010 of the Los Angeles County Code ("County Code").

6. This grant shall expire unless used within 120 days from the date of approval, except that subject to approval by the Director, the permittee may request a one-month extension to use this grant, provided the request is made in writing with the applicable fee. Compliance with Condition No. 3 shall constitute use of this grant.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. This grant shall terminate 15 years after the approval date of this grant. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. Upon written request by the permittee not less than six months prior to the termination date, the Director may extend the term of this permit for an additional five years if the permittee's use is found to be in substantial compliance with the conditions of approval, the use has been conducted in compliance with applicable laws and regulations, and the permittee has exercised maximum diligence in resolving any zoning violation and/or Notice of Violation effecting the property throughout the term of this grant.
10. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County the sum of \$1,200 to be placed in a performance fund to be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including inspecting the permittee's adherence to development in accordance with the site plan on file at Regional Planning. This fund shall provide for one initial inspection within six months of

the approval date of this grant, and for inspections once every two years for the term of the grant, for a total of eight inspections. Inspections shall be unannounced.

In the event that the term of this grant is extended pursuant to Condition No. 9, the permittee shall deposit with the County an additional sum of \$750, which amount shall be held and used in the same manner as just described for annual inspections of the premises for the remaining term of the grant, for a total of five additional inspections. These additional inspections shall also be unannounced.

If any additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150 per inspection.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or a County Hearing Officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.
12. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or the revised Exhibit "A" approved by the Director.
13. Upon approval of this grant, the permittee shall contact the County Fire Department to determine the requirements that must be satisfied for fire protection purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said department. In addition, the permittee shall comply with all requirements set forth in the letter dated July 29, 2008 by the County Fire Department, attached hereto, except as otherwise required by said department.
14. The subject property shall be developed and maintained in compliance with requirements of the County Department of Public Health. Water and sewer facilities and/or service shall be provided for the project to the satisfaction of said department.

15. All structures related to the permittee's use shall comply with the requirements of County Department of Public Works' ("Public Works") Division of Building and Safety. In addition, the permittee shall comply with all requirements set forth in the letter dated May 1, 2008 by Public Works, attached hereto, except as otherwise required by said department.
16. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
17. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) for such revision.
18. Within 60 days following the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of a landscape plan, which may be incorporated into the revised Exhibit "A" described above, showing the size, number, type, and location of all plants, trees, and watering facilities to be installed at the site. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubbler" or drip irrigation, to irrigate all landscaped areas, except for turf or other ground cover. Within 60 days following the Director's approval of the landscape plan, the permittee shall improve and maintain the site in substantial conformance to such plan.
19. Light levels at the site shall conform to the requirements and/or standards set by the California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA), and all on-site lights shall be shielded in such a way so as to minimize glare from the site.
20. The permittee shall be prohibited from initiating any activity on the premises for which an industrial waste disposal permit and/or underground storage tank permit is required prior to obtaining the required permit from Public Works. Such activities include, but are not limited to installing, modifying, or removing any underground storage tank and/or industrial waste control facility, including such facility's permanent structures for treating storm water runoff.

21. All applicable development program conditions and/or provisions set forth in sections 22.40.070 and 22.40.080 of the County Code shall apply to this site.
22. Within 90 days following the approval date of this grant, the permittee shall submit to the Director for review and approval a covenant running with the land for the benefit of the County showing that the permittee agrees to hold the following parcels as one parcel: Assessor Parcel Numbers 6132042022, 6132042023, and 6132042024. Once said covenant is approved, it shall be recorded in the office of the County Registrar-Recorder/County Clerk and shall remain in effect for the life of this grant or for as long as otherwise provided for in said covenant.
23. The permittee shall keep all on-site tanks in a rust-free and new condition using efforts to maintain, clean, and paint such tanks when necessary.
24. In addition to any required perimeter landscaping depicted in the landscape plan pursuant to Condition No. 18, the permittee shall comply with the following requirements for the perimeter of the subject property:
  - a. For portions of the subject property abutting a residentially-zoned parcel, structure, or street, a landscaped buffer of at least five feet in depth shall be installed and shall be automatically irrigated by a permanent watering system. One 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within this buffer strip. Along the edge of the buffer strip on the side of the subject property, a solid masonry wall or solid fence at least eight feet in height shall be erected in compliance with section 22.52.610 of the County Code;
  - b. All fences and walls on the subject property shall have a uniform height and shall not exceed 15 feet in height;
  - c. All fences and walls on the subject property, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and such fences and walls shall be maintained in a neat and orderly condition at all times;
  - d. No portion of any wall or fence on the subject property shall be used for advertising or display purposes, except for a sign that indicates the name and address of the firm occupying the premises, provided that such a sign has an aggregate area of not greater than 30 square feet;
  - e. Fences and/or walls located on street or highway frontages shall be set back at least three feet from the property line to the extent practicable. The area between these fences and/or walls and the property line shall be fully landscaped in accordance with section 22.52.630 of the County Code. The landscaping pursuant to this condition shall be planted such

that within five years from the date of erection of such fence and/or wall, such fence and/or wall will be completely screened from view;

- f. All buildings and structures along the subject property's front property line shall be set back a minimum of 10 feet from the property line. The first 10 feet of setback area, excluding access, parking, and circulation areas, shall be landscaped;
- g. All loading docks on the subject property shall be located the furthest distance possible from any adjoining residentially-zoned parcel, structure, or street; and
- h. No building or structure on the subject property located within 250 feet of a residentially-zoned parcel, structure, or street shall exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas. No building or structure located more than 250 feet from a residentially-zoned parcel, structure, or street shall exceed a height of 90 feet above grade, excluding chimneys and rooftop antennas.

Attachment:

Letter from Department of Public Works dated May 1, 2008

Letter from Fire Department dated July 29, 2008



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

RECEIVED  
MAY 12 2008

DEAN D. EFSTATHIOU, Acting Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 1, 2008

IN REPLY PLEASE  
REFER TO FILE: LD-1

TO: Mark Child, AICP  
Zoning Permits I Section  
Department of Regional Planning

FROM: Steve Sheridan   
Land Development Division

**CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT**  
**PROJECT NO. R2006-03771**  
**CUP NO. RCUP 200600326**  
**13500 SOUTH BROADWAY**  
**WEST RANCHO DOMINGUEZ AREA**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP. The permit is for the continued use of an existing industrial plant facility where gasoline, diesel oil, distillate products, and ethanol are received, stored, and loaded for tanker truck transportation.

Upon approval of the project, we recommend the following conditions:

1. Drainage
  - 1.1. Submit a Standard Urban Storm Water Mitigation Plan to Public Works for review and approval. For questions regarding drainage requirement, contact Nazem Said at (626) 458-4921.
2. Right of Way and Road Improvement Requirements
  - 2.1. Dedicate the right to restrict vehicle access on Broadway, 135th Street, and Main Street. Contact Thu Truong from our Mapping & Property Management Division, Engineering Section, for requirements and procedures at (626) 458-7106.

- 2.2. Close all unused driveways with standard curb, gutter, and sidewalk along Broadway and 135th Street to the satisfaction of Public Works.
- 2.3. Reconstruct any non-conforming parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current American with Disabilities requirements to the satisfaction of Public Works.
- 2.4. Plant street trees on Broadway, 135th Street, and Main Street along the property frontage to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
- 2.5. If no longer needed, remove the existing guardrails on 135th Street and replace with a full width sidewalk to the satisfaction of Public Works.

For questions regarding the items above, contact Andy Narag at (626) 458-4921.

### 3. Street Lighting Requirements

- 3.1. Provide street lights on concrete poles with underground wiring along the property frontage on South Broadway, 135th Street, and Main Street to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to the Street Lighting Section, Traffic and Lighting Division.
- 3.2. Upon approval of the CUP, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$240,000.00. The applicant shall comply with all the conditions of acceptance in order for the lighting districts to pay for the future operation and maintenance of the street lights. The street lights shall be installed per approved plans prior to issuance of Certificate of Occupancy.

For questions regarding the items above, contact Jeff Chow at (626) 300-4752.

If you have any other questions or require additional information, please contact Simin Agahi (626) 458-4910.

KY M Kim



# COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040-3027

DATE: July 29, 2008

TO: Department of Regional Planning  
Permits and Variances

PROJECT #: CUP R2006-03771

LOCATION: 13500 S. Broadway Street, Los Angeles

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is \_\_\_\_ gallons per minute for \_ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. \_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Verify \_\_ 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- The required fire flow for private on-site hydrants is \_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone (VHFHSZ). A Preliminary Fuel Modification Plan shall be submitted and approved prior to the Public Hearing. For details contact the Fuel Modification Unit, Fire Station 32, 605 North Angeleno Avenue, Azusa, CA 91702-2904. They may be reached at (626) 969-5205.

- Comments: THIS PROJECT IS CLEAR FOR PUBLIC HEARING.
- Location: All existing public fire hydrant are adequate for this project.
- Access: Access is adequate for this project.
- Special Requirements: 1. All gates shall comply with Los Angeles County Fire Department Regulation 5.  
2. Any future modifications shall be subject to review by the Fire Department.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: Juan C. Padilla

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783